



CITY OF RENTON

DEPARTMENT OF COMMUNITY AND
ECONOMIC DEVELOPMENT
HEARING EXAMINER DECISION, EXHIBITS

Project Name: Renton 14 Preliminary Plat		Project Number: LUA16-000078	
Date of Hearing June 14, 2016	Staff Contact Jill Ding	Project Contact/Applicant Darrell Offe	Project Location 6201 and 6207 NE 4 th Street

The following exhibits were admitted during the hearing:

Exhibits 1-17: Hearing Examiner Staff Report and Exhibits

Exhibit 18: Power Point Presentation

Exhibit 19: City of Renton COR Maps:

<http://rp.rentonwa.gov/SilverlightPublic/Viewer.html?Viewer=COR-Maps>

Exhibit 20: 2004 Building Permit for monopole

Exhibit 21: Current Property Survey

Renton-14 Preliminary Plat

Public Hearing

Jill Ding, Senior Planner

June 14, 2016

CITY OF
Renton



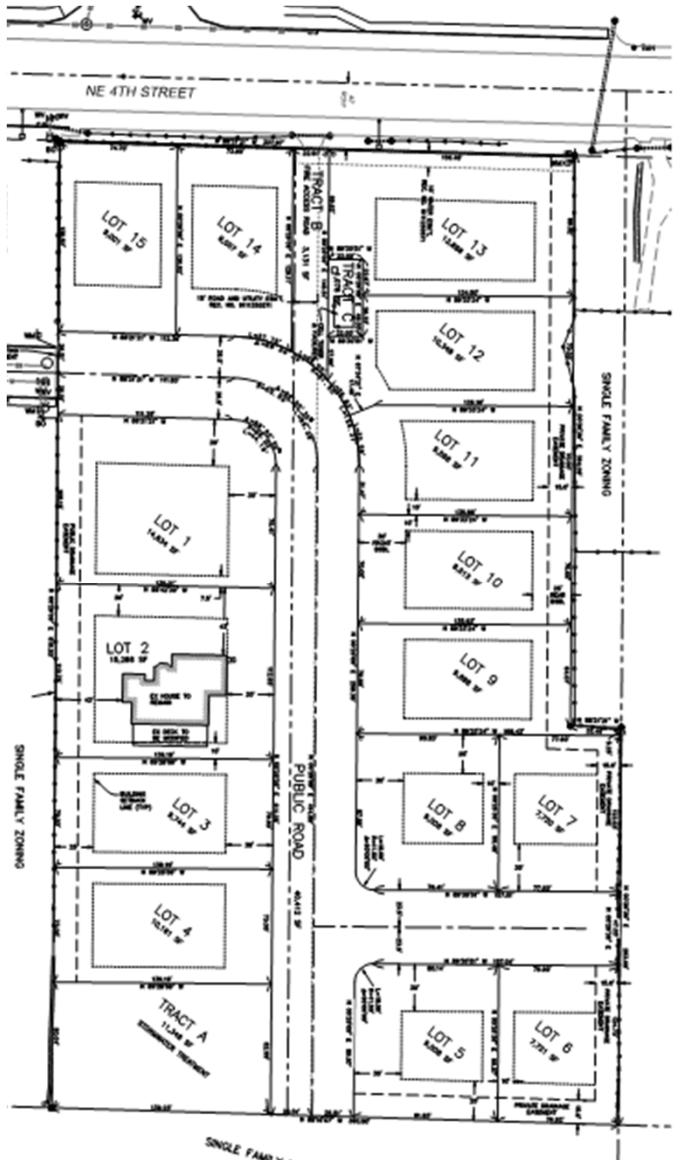
Brief Description



- Located on the south side of NE 4th St between Shadow Ave NE and 155th Ave SE.
- 4.83 acre site located within the RLD Comp Plan designation and the R-4 zoning classification.



Brief Description



- 15 lots (3 tracts) at a density of 3.91 du/ac
- Lots ranging in size from 7,720 to 15,286 sq. ft.
- Average lot size, width and depth comply with R-4 standards.



Brief Description cont.

- Access to the new lots is proposed via a new public street extension off of NE 3rd Ct, which would terminate in a hammerhead turnaround and extend to the south and east property lines for future road extension. Access to Lot 13 is proposed via Tract B, a secondary emergency access tract.
- No critical areas are mapped on the project site.
- The site is currently developed with three existing single family residences, one would be retained on Lot 2.



Brief Description Cont.

- A 14 day Notice of Application period commenced on February 8, 2016 and ended on February 22, 2016. Two citizen comment letters were received during the comment period (Exhibit 8).
- On May 2, 2016, the ERC issued a DNS. 14-day appeal period commenced on May 6, 2016 and ended on May 20, 2016. No appeals were filed

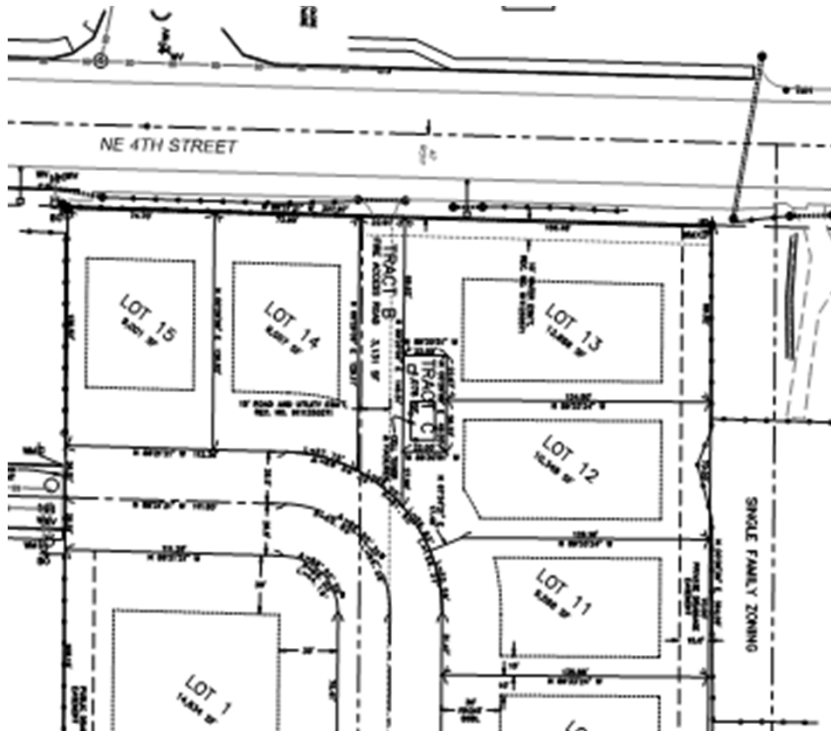


Preliminary Plat Analysis

- The proposal is consistent with relevant Comprehensive Plan Land Use and Community Design Element policies.
- The proposal is compliant with all relevant zoning regulations if all conditions of approval are complied with.



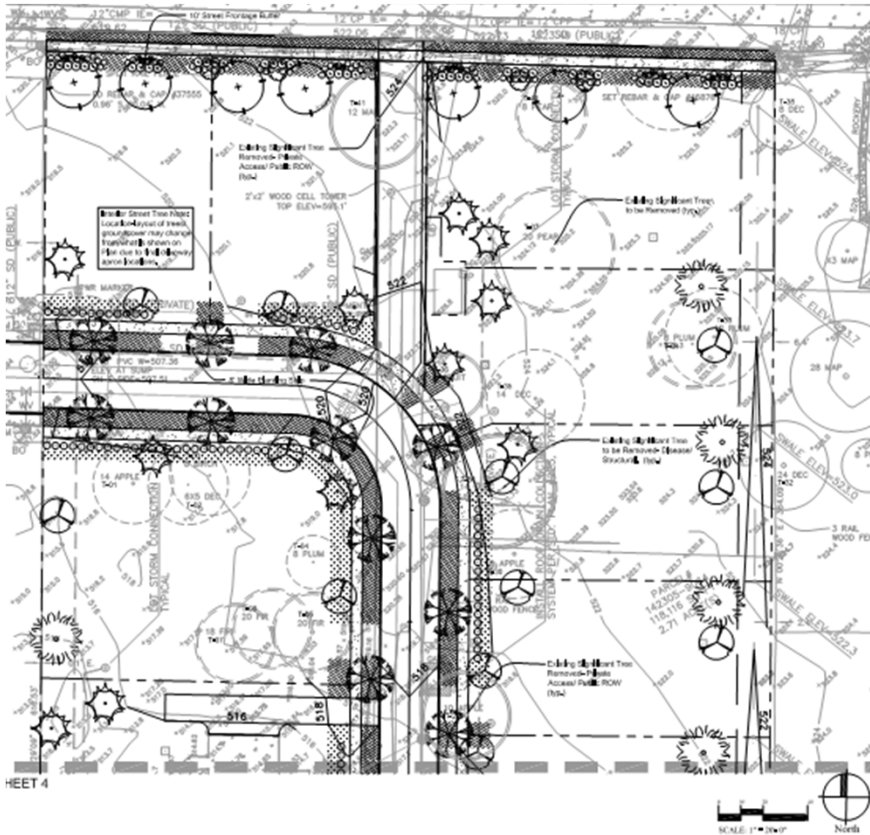
Preliminary Plat Analysis



- An existing Monopole II Wireless Facility is located within proposed Tract C.
- Monopole shall maintain a setback equal to the height of the pole from property lines or a study shall be submitted stating a reduced setback is safe.



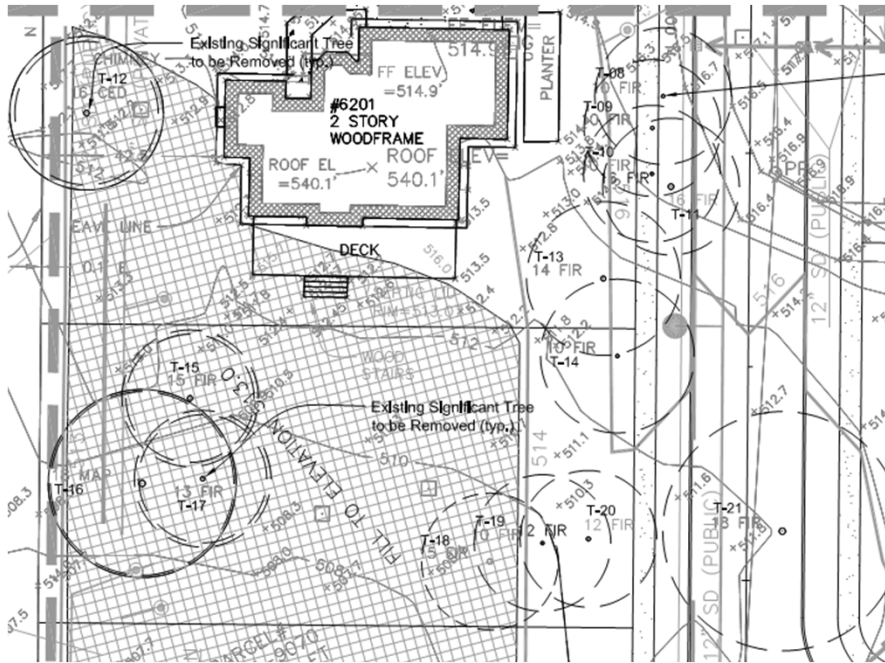
Preliminary Plat Analysis



- A conceptual landscape plan was submitted with the application.
- A 15-foot wide sight obscuring landscape strip would be required within Tract C around the wireless equipment shelter.



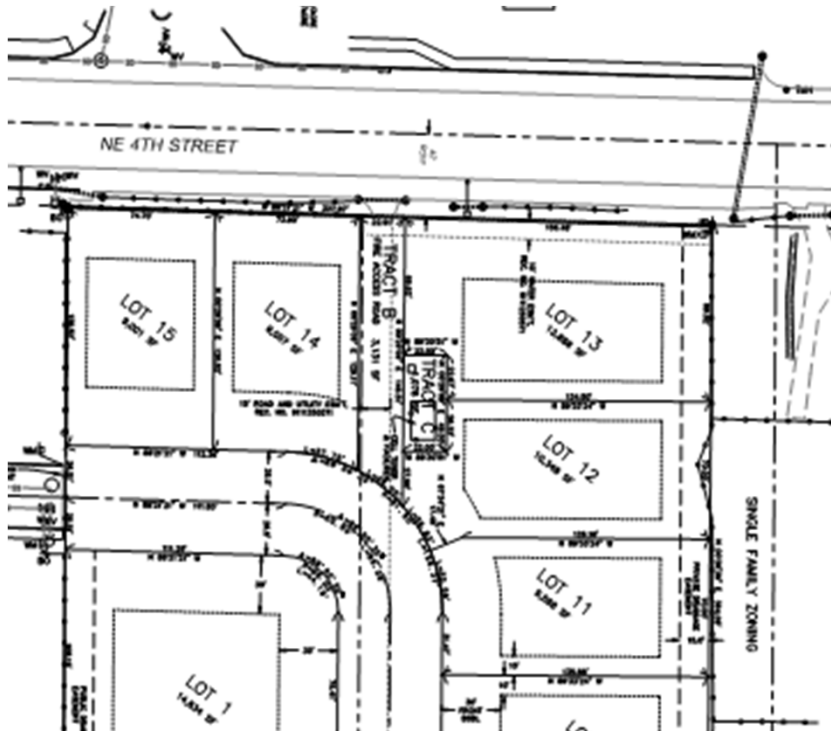
Preliminary Plat Analysis



- A tree retention plan was submitted with the application.
- Staff is recommending that trees T-12 (western red cedar) and T-16 (big leaf maple) be retained and 8 2-inch caliper replacement tree be planted.



Preliminary Plat Analysis



- Lots 11, 12, and 14 are located along a curve.
- Lots located along a curve are required to maintain a minimum width of 35 feet. Lot 12 does not comply. Staff is recommending that the width of Lot 12, along the curve, be increased to 35 feet.



Availability of Pubic Services

- Police and Fire Prevention staff indicate that sufficient resources exist to furnish services to the proposed development.
- It is anticipated that the Issaquah School District can accommodate any additional students generated by this proposal at the following schools: Briarwood Elementary, Maywood Middle School and Liberty High School.
- Extensions of existing water and sewer main in the new roadways would be required in order to serve the plat.



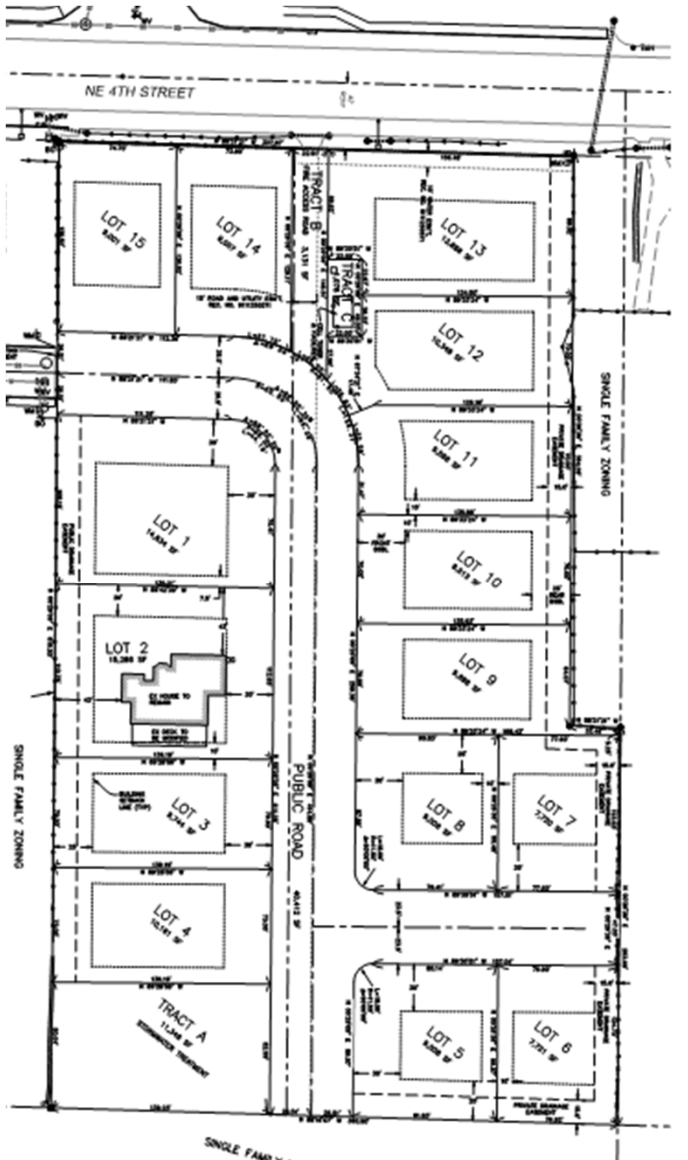
Availability of Pubic Services

- The applicant submitted a Preliminary Technical Information Report prepared by Offe Engineers, PLLC
- A stormwater vault is proposed within Tract A on the southwest corner of the property.
- The project is required to comply with the 2009 King County Surface Water Design Manual as amended by the City of Renton.



Recommendation

- Staff recommends approval of the Renton 14 Preliminary Plat, as depicted in Exhibit 5 subject to eight conditions of approval.





King County DDES
Department of Development and Environmental Services
Building Services Division
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219

Notice of Decision Building Permit

File Number: B03C0160

Applicant: T-Mobile/Alaris Group

1530 Westlake Avenue North, Suite 600

Seattle, WA 98109

Project Location: 15325 SE 128th Street

Project Description: Replacement of Existing 30' high utility pole with a 70' high pole for installation of three panel antennas together with placement of electronic equipment cabinets with in a fenced area at the base of the pole.

Permits Requested: Building Permits

Department Decision: Issue the permit subject to conditions and corrections contained in permit approved January 16, 2004

SEPA Determination of Non-Significance: October 30, 2003

Mailing Date of Notice of Decision: January 16, 2004

The Department of Development and Environmental Services (DDES) has made a decision to approve the building permit referenced above. A building permit is a non-appealable administrative decision made by the Director or his or her designee. The SEPA threshold determination is the only portion of the building permit that is appealable to the Hearing Examiner. For the purposes of appealing a decision to Superior Court, this decision is considered final because any associate SEPA appeals have been decided by the Hearing Examiner.

Any person wishing additional information on this permit should contact DDES at the address and/or telephone number listed below. NOTE: If you require this material in Braille, audio cassette, or large print, please call 296-7217 (TTY).

King County DDES
Department of Development and Environmental Services,
Building Services Division - Permit Service Center
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219
(206) 296 - 6600

LEGAL DESCRIPTION

EAST 866.01 FEET OF THE NORTH 1/2 OF THE NE 1/4 OF THE NW 1/4, MEASURED ALONG THE NORTH LINE, LESS THE EAST 32.43 FEET OF THE NORTH 406.01 FEET THEREOF, LESS COUNTY ROAD.

TOGETHER WITH THE WEST 150 FEET OF THE EAST 1016.01 FEET MEASURED ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE NW 1/4, LESS COUNTY ROAD

BASIS OF BEARINGS

NAD 1983/91 WASHINGTON NORTH STATE PLANE
PER CITY OF RENTON SURVEY CONTROL NETWORK
CENTERLINE OF NE 4TH STREET BEARS N 88°22'19" W
BETWEEN CONTROL PT #1852 & #1851

REFERENCES

1. SURVEY BOOK 240, PAGE 71, RECORDS OF KING COUNTY.
2. SURVEY BOOK 170, PAGE 1, RECORDS OF KING COUNTY.
3. SURVEY BOOK 245, PAGE 95, RECORDS OF KING COUNTY.

VERTICAL DATUM

NAVD 88 PER CITY OF RENTON SURVEY CONTROL PT #1852:
3" BRASS DISC ON STREET SURFACE AT CONSTRUCTED
INTERSECTION OF NE 4TH ST. (SE 128TH ST) AND 148TH AVE
SE, ELEVATION = 454.77' (138.61 METERS)

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
3. SUBJECT PROPERTY TAX PARCEL NO. 142305-9070 & 142305-9064
4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 210,594 S.F. (4.83± ACRES)
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

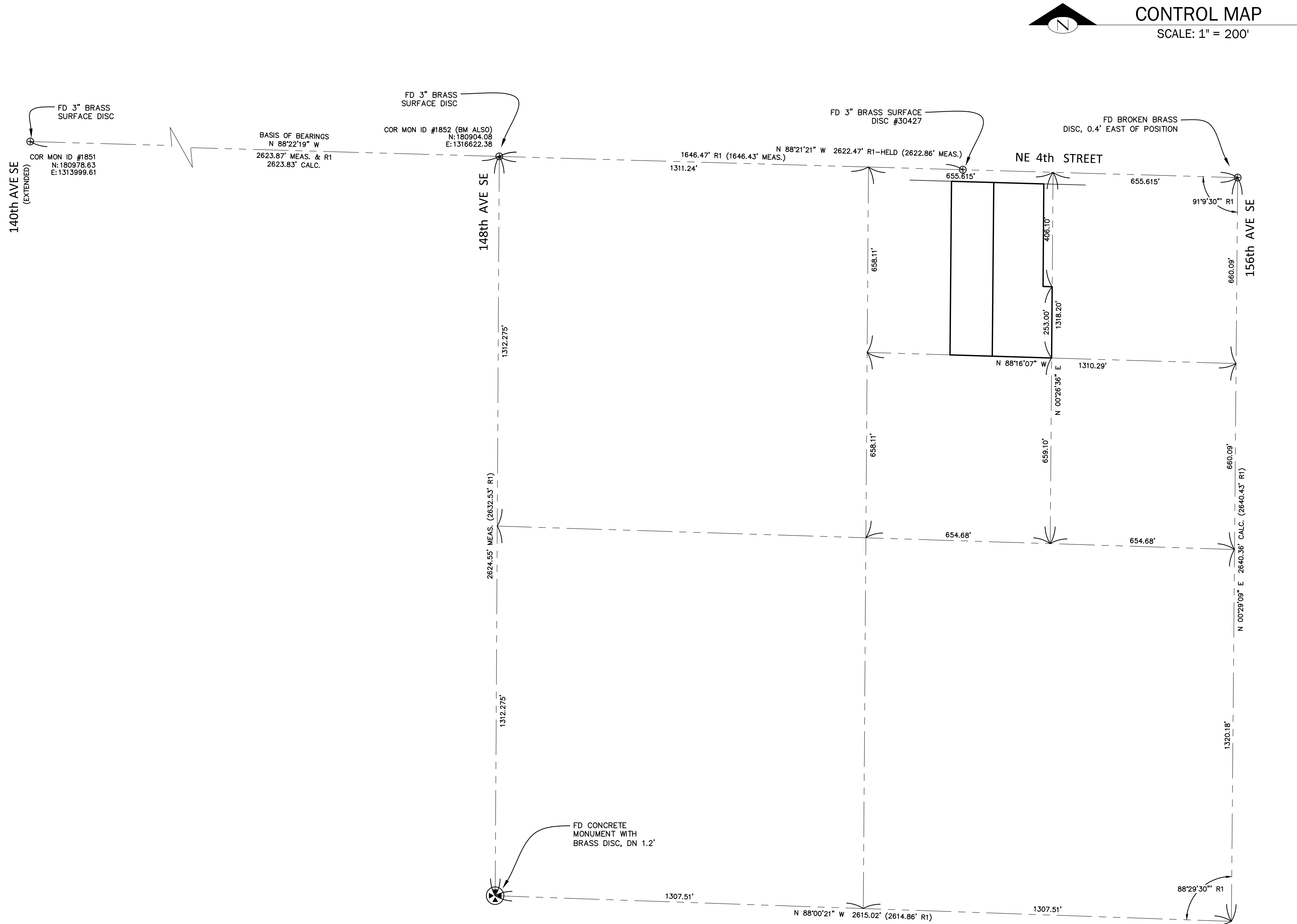
LEGEND

	BRASS DISC (FOUND)		POWER VAULT
	ASPHALT SURFACE		REBAR AS NOTED (FOUND)
	BUILDING		REBAR & CAP (SET)
	CENTERLINE ROW		ROCKERY
	CULVERT PIPE		SEWER LINE
	CONCRETE SURFACE		SEWER MAINTENANCE
	100 CONTOUR (MAJOR)		SIGN (AS NOTED)
	102 CONTOUR (MINOR)		STORM CATCH BASIN
	DITCH (FLOWLINE)		STORM DRAIN LINE
	FENCE LINE (BARB/HOGWIRE)		TELEPHONE MANHOLE
	FIRE HYDRANT		TREE (AS NOTED)
	GAS METER		WATER BLOWOFF
	GAS VALVE		WATER LINE
	GUY ANCHOR		WATER METER
	INLET (TYPE 250A)		WATER VALVE
	LIGHT POLE		
	MAILBOX (RESIDENTIAL)		
	MONUMENT IN CASE (FOUND)		
	POWER HAND HOLE		
	POWER METER		
	POWER (OVERHEAD)		
	POWER POLE		
	POWER POLE W/ LIGHT		
	POWER SENTRY		

VICINITY MAP
N.T.S.



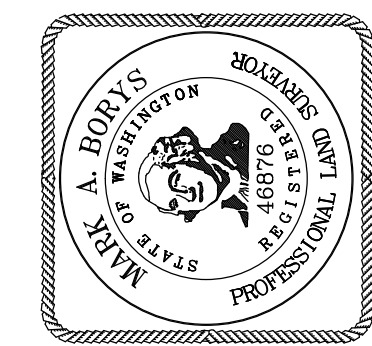
TOPOGRAPHIC & BOUNDARY SURVEY



CONTROL MAP
SCALE: 1" = 200'

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF THE NW 1/4 OF SEC. 14, TWP. 23N., RGE. 5E., W.M.
TAX PARCEL NO. 142305-9070 & 142305-9064

KENDALL HOMES
6201 & 6207 NE 4TH STREET
RENTON, WA 98059



GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

JOB NUMBER:	150197
DATE:	7/31/15
DRAFTED BY:	TLR
CHECKED BY:	MAB
SCALE:	1" = 200'

REVISION HISTORY

SHEET NUMBER
1 OF 3

Exhibit
21

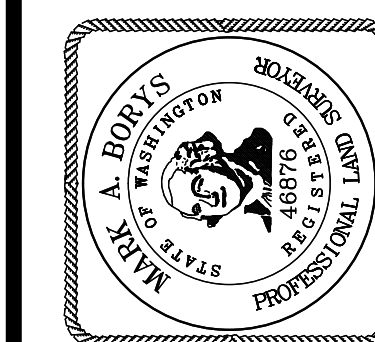
measure success



NE 1/4 OF NW 1/4 SEC 14, TWP. 23 N., RGE 5 E., W.M.
X PARCEL NO. 142305-9070 & 142305-9064

KENDALL HOMES

' & 6207 NE 4TH STREET
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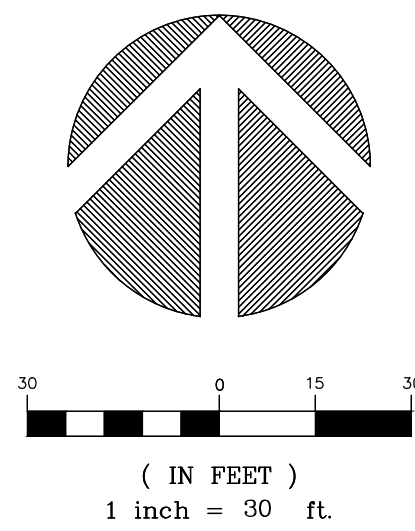
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CHECKED BY:	MAB
SCALE:	1"=30'

REVISION HISTORY	

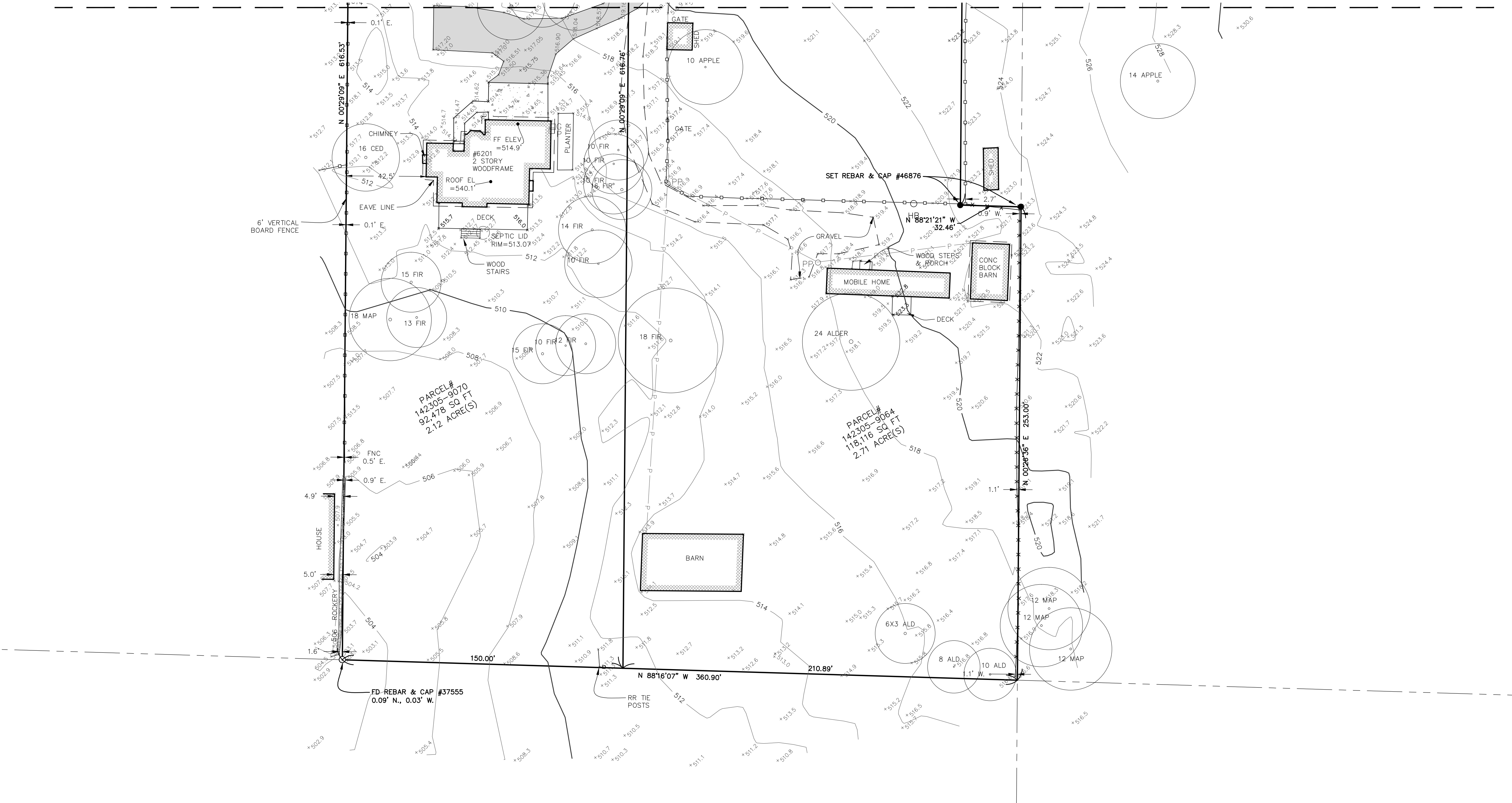
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2 QF 3

TOPOGRAPHIC & BOUNDARY SURVEY



MATCH LINE SHEET 2

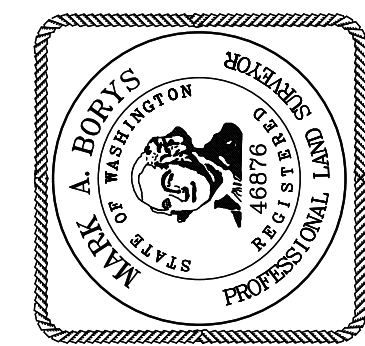


TOPOGRAPHIC & BOUNDARY SURVEY

NE 1/4 OF NW 1/4 SEC 14, TWP. 23 N., RGE 6 E., W.M.
TAX PARCEL NO. 142305-9070 & 142305-9064

KENDALL HOMES

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SHEET NUMBER	
3	OF 3